

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**ZONING ADMINISTRATION REFERRAL**

**DATE:** November 1, 2012

**TO:** Kenneth Harwood, Project Manager

**THROUGH:** Marilee Seigfried, Deputy Zoning Administrator

**FROM:** Isaac Uitenbroek, Zoning Planner

**PLAN NUMBER AND NAME:** **STPL-2012-0036; Chantilly Montessori School**

**TAX MAP/PARCEL NUMBER:** 107//14////2/

**MCPI PIN:** 097-15-8522

**PLAN SUBMISSION:** 2<sup>nd</sup> Submission

**Comments:**

**PREVIOUS COMMENTS:**

1. *SHEET 2: Zoning Tabulations; Per Section 3-906 maximum lot coverage is 0.45 or 66,647 sq.ft. Please revise lot coverage calculations accordingly.*

*Response: The lot coverage has been revised accordingly*

Comment: Lot Coverage calculations do not reflect the applicant's revisions.

2. *SHEET 12: Tree Canopy Calculations; Section 5-1303(C) permits exclusions for existing ponds and unwooded wetlands, not for SWM/BMP, please revise calculations. Further, the Tree Canopy Calculations include a reduction for right-of-way (ROW); however, you have not designated/depicted said portion of ROW. Note, Section 5-1303 only permits exclusions for ROW that is reserved or dedicated for future street construction or other public improvements. Demonstrate compliance with Section 5-1303 and revise calculations accordingly.*

*Response: The computations have been revised accordingly.*

Comment: Revised plans now show a “Water Easement” as an exclusion; however, Section 5-1303(C) does not permit exclusions for “Water Easements”. Please revise the Tree Cover calculations table accordingly.

NEW COMMENTS:

1. SHEET 2: Revise the provided outdoor play area tabulations to reflect the reduction in square footage. Revised outdoor play area is 9,796 square feet.
2. SHEET 12: Update the Landscape Plan to show the revised outdoor play area and fence location. Adjust buffer yard plantings as appropriate.